

CALENDAR ITEM

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06/23/11

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PRC 8683.1

R. Barham

REVISION OF RENT

LESSEE:

The Hurricane Bay Estates Owners Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 201 - 240 Mankato Place, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of five existing mooring buoys, as shown on Exhibit A.

LEASE TERM:

10 years, beginning June 1, 2006.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends that the rent be revised from \$117 per year to \$425 per year, effective June 1, 2011.

OTHER PERTINENT INFORMATION:

1. On June 26, 2006, the Commission authorized a General Lease – Recreational Use with The Hurricane Bay Estates Owners Association, for the continued use and maintenance of five existing mooring buoys. The lease will expire on May 31, 2016.
2. The Lessee is a homeowners association consisting of eight member lots whose members share in the use of the five mooring buoys. Two of the eight member lots are not owned by natural persons and do not qualify for rent-free status pursuant to Public Resources Code section 6503.5. The rent for the mooring buoys was prorated according to the number of member lots qualifying for rent-free status.

CALENDAR ITEM NO. **C33** (CONT'D)

EXHIBIT

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8683.1 from \$117 per year to \$425 per year, effective June 1, 2011.